



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, January 13, 2025 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/87545860485?pwd=oEMhl2n2KWsgagUKasY6ATmZkGLFkV.1>

Call to Order

Roll Call –

Darrell Sisk, LUC Chair - present

Tom Ryan - present

Gary Spelbring - [present](#)

Tom Girard – [absent](#)

Barbara Verlengiere – Secretary - present

Robert Wachsmuth – present

Additions or Deletions - Correspondence and Comments from the Chair – Welcome to members of the public wishing to comment on the listed project. Please refrain from commenting until invited to do so after the applicant's presentation and questions from the committee.

November 18, 2024 Minutes were approved (Robert / Gary / unanimous)

**PROJECT NUMBER AND NAME:** 655 Juniper, LLC / Tract Map with CUP [N-SUB2024-00014](#)

**DESCRIPTION:** : Vesting Tentative Tract Map (TR 3223) to subdivide an existing 5-acre parcel into fifty-five (55) residential lots ranging from 0.05 to 0.10 acres and five (5) open space lots ranging from 0.01 acres to 0.33 acres and a Conditional Use Permit to construct 55 single-family residential units and nine (9) Junior Accessory Dwelling Units (JADUs). The project would include the development of twelve (12) detached market-rate residential units, nine (9) of which would contain a JADU, configured in two-story buildings, 38 common-wall market-rate residential units configured in two-story buildings, and five (5) very-low-income deed restricted common-wall single-family units configured in two-story buildings, frontage improvements on Juniper Street and Primrose Lane, a new paved connector road, designed to Public Improvement Standard A-2c and connecting Juniper Street to Primrose Lane, lateral private access alleys to the common wall units, a guest parking area, site landscaping and amenities, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements, and utility connections. The site is located at 655 Juniper Street in the community of Nipomo. The project is within the South County Inland Sub Area of the South County Planning Area. APN: 092-572-014

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<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/ff6d0c76-7f4a-4b63-98b5-d76cb33f4907?tab=attachments>

After updated presentations by Ian McCarville and traffic consultant Joe Fernandez, followed by a brief landscaping questions and a lengthy discussion regarding traffic, the committee voted to forward the project for full SCAC review without an endorsement recommendation. (Barbara / Tom R / unanimous)

**PROJECT NUMBER AND NAME:** Nipomo Food Basket new warehouse

**DESCRIPTION:** An initial review of revised plans for a new warehouse and solicitation of input prior to submission of formal plans to SLO County Planning.

After a presentation by the project design team, the committee recommended obtaining a written letter indicating Olde Towne Nipomo Association's feedback and voted unanimously to forward the project for full SCAC review with a recommendation for endorsement. (Barbara / Gary / unanimous)

**Next SCAC Meeting – January 27, 2025 – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting – February 10, 2025 – 10:00am Via Zoom**

**Adjournment**